



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 3, 2013

TO: Gina Natoli
Hearing Officer

FROM: Tyler Montgomery *TM*
Land Divisions Section

**SUBJECT: PROJECT NO. R2011-01507-(1)
CONDITIONAL USE PERMIT NO. 201100143
ENVIRONMENTAL ASSESSMENT NO. 201100233
July 16, 2013 Continued Public Hearing
Agenda Item No. 3**

The applicant, Ali Amin, requests a conditional use permit ("CUP") for the demolition of two existing auto body and repair businesses and construction of a new auto body and repair business on a 1.10-acre parcel. The project site is located at 14900 Valley Boulevard in the Puente Zoned District and within the Avocado Heights Community Standards District ("CSD").

Just prior to the previously scheduled public hearing date of May 21, 2013, the applicant's representative, Mr. Oscar Ensafi, informed staff that the applicant had changed the size and layout of proposed buildings on the site. This required a new analysis by Regional Planning, as well as new clearances from the Los Angeles County departments of Fire, Public Works, and Public Health. As a result, the public hearing was continued to July 16, 2013.

As of this date, the revised project has still not received clearances from the departments of Fire or Public Works. Should the applicant receive these clearances prior to next Thursday, July 11, 2013, staff will distribute its revised analysis and recommendation. However, at the present time staff recommends that the public hearing for this project be continued to September 3, 2013. This will hopefully give the applicant sufficient time to obtain these clearances.

MK:TM